BILL 2017-22 AND BILL 2017-23

****** First Reading ******

Agenda Item

To: Mayor and City Council

From: Timothy Wymes Community Development Director

Date: July 17, 2017

RE: Zoning Changes for two city owned properties for commercial usage

Please find the two attached ordinances for your consideration. The City of Cameron previously under Ordinance #5968 annexed a total of 380 acres into the city limits for potential development. The City of Cameron also purchased property that totals 38.88 acres, located within the city limits under Ordinance #5895. The intentions of the two purchases are to fully develop both respective properties.

A public hearing before the Planning and Zoning Commission was conducted on Monday, July 10, 2017. The purpose of the hearing meeting was to consider the rezoning classification to develop the two properties owned by the city. Discussion included answering questions from the commission and the public on any concerns regarding the rezoning classification.

The properties are identified as County Parcel ID# 00010070002500000000001000 the 380 acres portion. This property is located at the northwest corner of Tri-County Line Road intersection Hwy BB, with a separate portion on Tri-County Road intercepting at Hwy BB. County Parcel ID# 424216611300000001300 at 38.88 acres of land is located on Bob Griffin Road between Hwy 36 and East Grand Avenue on the east side of the road. City Staff and the Planning and Zoning Commission fully support the rezoning classification. Rezoning the properties would allow opportunities to recruit potential business startups and future homes for well established companies.

<u>Recommendation</u>

Planning & Zoning as well as staff recommend approval of the attached Ordinance.

Bill 2017-22

AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, AUTHORIZING A CHANGE IN ZONING CLASSIFICATION FROM "R-2" TWO FAMILY RESIDENTIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT FOR PROPERTY OWNED BY THE CITY OF CAMERON (*Land Adjacent to Wastewater Treatment Plant)*

WHEREAS, on August 17, 2015, the City of Cameron, Clinton and DeKalb Counties, Missouri purchased 38.88 acres into the corporate limits by Ordinance 5895, deeming the purchase reasonable and necessary to the proper development of the City; and

WHEREAS, a verified Request for Zoning Map Amendment was filed by the City of Cameron, Missouri , owner of the property annexed; and

WHEREAS, a public hearing concerning said matter was held before the Planning and Zoning Commission at City Hall in Cameron, Missouri at 6:00 p.m. on July 10, 2017; and

WHEREAS, notice of said hearing was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on June 22, 2017; and neighboring property owners where notified thereof by United States Mail in letters dated June 15, 2017; and

WHEREAS, the Planning and Zoning Commission, having met and reviewed said request of proposed rezoning change classification from "R-2" Two Family Residential District to "C-2" General Commercial District, approves said rezoning and recommends adoption by the City Council for the tract of land described hereon; and

WHEREAS the proposed change will increase the potential for large commercial development opportunities for relocation and new business endeavors for future business owners in the City of Cameron.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Article Twenty, Zoning District Map, of Chapter 13, Zoning, of the City of Cameron Code, is hereby amended by changing the zoning classification of a tract of land, which is now zoned "R-2" Two Family Residential District, to "C-2" General Commercial District; said tract being described in Exhibit A:

Please see Exhibit A:

Section 2. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

First Reading

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this 17th day of July 2017.
Passed and approved on second reading this _____ day of _____2017.
Passed and approved on third and final reading this _____ day of _____ 2017.

_____
Mayor Darlene Breckenridge

ATTEST:

_____
City Clerk/Finance Clerk

First Reading

EXHIBIT A

Legal Description

Tract of Land: A tract of land located in the Southeast Quarter of Section 13, Township 57 North, Range 30 West, DeKalb County, Missouri, (herein "Subject Property") being described as follows:

Commencing at the South Quarter corner of Section 13, Township 57 North, Range 30 West, DeKalb County, Missouri, thence along the West line of the Southeast Quarter of Section 13, North 01 degrees 23 minutes 51 seconds West, 399.99 feet; thence South 89 degrees 03 minutes 07 seconds East, 40.04 feet to the Easterly right-of-way of Bob Griffin Road and the Point of Beginning; thence along said right-of-way North 01 degrees 23 minutes 31seconds West, 783.11 feet to the Northerly right-of-way of the Abandoned Burlington Northern Railroad; thence along said right-of-way North 56 degrees 54 minutes 31 seconds East, 883.63 feet; thence departing sail line South 89 degrees 03 minutes 10 seconds East, 862.85 feet; thence South 01 degrees 03 minutes 07 seconds East, 201.55 feet; thence South 01 degrees 00 minutes 39 seconds East, 499.94 feet to the North line of the South 30 acres of the Southeast Quarter of the Southeast Quarter of said section; thence along said line North 89 degrees 02 minutes 48 seconds West, 309.53 feet; thence South 01 degrees 11 minutes 15 seconds East, 576.45 feet; thence North 89 degrees 03 minutes 07 seconds West, 1299.17 feet to the Point of Beginning.

First Reading